Mile Oak Road
Portslade, Brighton

Value	Client	Completed
£770,000	**Mrs Linda Ford**	**October 2011**
Duration	Sector	Architect
34 Weeks	**Residential**	**Hutchinson Design Associates**

Description of Works

Residential development of nine, one and two bedroom flats. The project was delivered on time and £60,000 under budget.

Early engagement allowed this project to be sensitively designed to provide a modern and contemporary finish, whilst incorporating traditional materials that could be competitively sourced in the local market.

Our experience allowed us to provide the design team with buildability solutions whilst not losing any aesthetic appeal. For example, Vulcan Ellis supported the design team in providing a radically simplified redesign of the external works, providing a saving of 7.7% on the total contract value. Moreover, throughout the project Vulcan Ellis recommended alternative materials for roof coverings, external render, sanitary ware, and ironmongery to achieve the Client's affordability budget.

Finally, the specification for the hand rail and balustrade for the main staircase had a distinctly commercial feel, however, Vulcan Ellis, in conjunction with their sub-contractors proposed a more contemporary glass system, which not only enhanced the appearance of the building but did not increase the contract value.

Vulcan Ellis also used its knowledge and expertise to reduce disruption to the local community. The site was situated in an urban environment next to a busy pub, so logistics plan included early deliveries to avoiding clashing with their deliveries and peak traffic times, avoiding unnecessary traffic build up and disruption.

Added Value

- Our design approach was to 'keep it simple'. This combined with cost effective procurement led to a quality finished project and a delighted client.
- Spend within 30 miles: 81%

"Work commenced 0ad finished on time and most importantly on budget. Communication between all the relevant parties was superb, honest and thorough."

Linda Ford, Developer